

PUBLIC INFORMATION MEETING REPORT

TO: Regional Board of Directors

FROM: David Bennett, Planner II

MEETING DATE: March 7, 2019

RE: Public Information Meeting for Development Permit 2019-02 regarding proposed changes to an existing form and character Development Permit for Aquadel Crossing, 1885 Columbia Valley Road, Electoral Area "H".

Purpose	Public Information Meeting hosted by the FVRD to discuss the details of a Development Permit application for amendments to the form and character of the development known as Aquadel Crossing.
Date	Thursday, March 7, 2019 – 6:30-8:45pm
Location	Columbia Valley Hall 1202 Kosikar Road
Attendance – FVRD	Taryn Dixon, Director Electoral Area "H"
	David Bennett, Planner 2
	Margaret-Ann Thornton, Director Planning & Development
Attendance - Applicant	Cody Les, Genica Developments Ltd.
Attendance – General Public	Approximately 30 members of the public.

1. Welcome & Introduction:

- The meeting started at 6:40pm. Director Taryn Dixon welcomed and thanked everyone for attending. The purpose of this evening meeting is to obtain preliminary public comments on the Genica Developments application to amend the landscaping (fencing) for the Aquadel Crossing development. The agenda for the meeting included:
 - Overview of Application Proposal: David Bennett, Planner 2 FVRD
 - Comments from the Applicant: Cody Les, Genica Developments
 - Question & Answers from the Public

2. Overview of Application: FVRD

- David Bennett, Planner 2, FVRD provided a powerpoint overview of the application (Powerpoint is attached)

3. Overview of Application: Applicant

- Cody Les, Genica Developments provided an overview of the application. Display boards were provided.

4. Questions from the Public

The following is a general summary of the questions and comments from the public.

- Spring Creek resident identified that trees were removed with the approval of the FVRD. The proposed fencing or cedar hedging will deter from the purpose of the green buffer area. Any fencing should be located at the Aquadel strata lot lines. The original Development Permit did not include fencing. The provision of the fencing is a marketing ploy to extend the back yard areas.
- The buffer areas should be kept opened. The ambiance will be damaging if the fencing is to remain.
- Request for clarification on the buffer zone landscape plan and approved plants.
 - A copy of the FVRD approved landscape plan and application information will be provided on the FVRD website.
 - David Bennett provided an overview of the Aquadel Crossing zoning – PRD Zone. This zoning is consistent with other developments in the area, The Cottages and Spring Creek. The intent is to provide additional setbacks from the neighbouring properties.
- The fencing provides a false impression to the individual Aquadel Crossing lot owners that their individual lots are larger.
 - Cody Les, applicant advised that the Aquadel Strata regulations apply to common areas, including the buffer area. The new property owners at Aquadel Crossing are advised of the strata common areas.
- The fence should be moved back to the strata property lines and removed from the common area/landscape buffer.
- The previous Aquadel Crossing owner, Mr. Dick Whitlam spoke in support of the Development Permit amendment application. The intent of the buffer area is to provide additional setbacks and space with the adjoining residential developments. The landscaping will grow over time and provide additional screening.
- The fences will extend the individual backyards. Overtime there will not be any oversight from the FVRD or Aquadel Crossing strata, and the individual property owners will extend their backyards, remove landscaping, build sheds, etc.
- The Aquadel Crossing strata can change their Strata Bylaws over time.
- Former “Cottages” resident/owner now living at Aquadel Crossing. The surrounding developments do not own or have access to the Aquadel Crossing development. All common strata lands at Aquadel Crossing are for the use and enjoyment of the Aquadel Crossing residents. This is not

public park lands. Aquadel Crossing residents do not have access to the common amenities and lands at the Spring Creek strata or Cottages strata. The Cottages strata perimeter is fenced.

- Aquadel Crossing owner/resident that has a larger backyard and backs onto the Thousand Trails property. Aquadel Crossing is a great community. The landscaping and large yards are great for families. The “doll house” is on my property and it will be moved.
- The Cottages does not have fences between units. The community had spent a lot of time to provide input into the Aquadel Crossing development at the rezoning stage. What was presented at the Public Hearing was an open landscaped buffer area. There were to be no pedestrian trails in the landscape buffer. The Aquadel Crossing developer installed the fences that were not on the approved plans and is now asking for an amendment to the approved landscape plans.
- What is the definition of a buffer zone? Common area?
- A Columbia Valley resident since 1974 read a letter presented at the meeting. The environmental stewardship and fisheries values of Spring Creek were emphasized. (Letter is attached).
 - David Bennett outlined the Environmental Development Permit and Provincial Riparian Area Regulation (RAR) requirements.
- Owner of #5 – Aquadel Crossing noted the Aquadel Crossing strata common property is for Aquadel Crossing resident use. The fences help to contain dogs on individual properties. The intent of the buffer is to provide added setbacks.
- There is currently one “doll house” and one hot tub in the Aquadel Crossing common property/buffer area.
- Does the applicant have the support of the FVRD and is this a “done deal”?
 - M. Thornton, FVRD stated, no. An application has been submitted and the intent of this meeting is to hear comments from the public. The next steps include assembling all comments and submitting a report to the FVRD Board for consideration.
- What is a buffer zone?
 - David Bennett, FVRD explained that the buffer area provides additional setback for buildings and will be landscaped.
- A Spring Creek resident noted that the Aquadel Crossing directly abuts her property. Any fences should be to define the strata property lines and not installed within the common strata property.
- The developer of the Cottages stated that the proposed fencing is contrary to the Official Community Plan (OCP). The landscape buffer design was discussed at numerous community meetings for the Aquadel Crossing rezoning. The Official Community Plan Section 7 (Cultus Lake South Neighbourhood Plan) contains Amenity Policies (Section 7.2). The proposed application must be reviewed for compliance with these Official Community Plan guidelines to determine if privatizing common spaces will reduce the amount of required semi-private amenity open space. By fencing the common strata land, it effectively extends the private backyards of individual strata lots and excludes all Aquadel Crossing owners from accessing these areas. This is contrary to the minimum amenity space of 20% useable land. The proposed fences do not enhance the common amenity area. The originally approved Development Permit did not reference fencing. New fences

are currently being installed and all new fences should be halted until the proposed Development Permit amendment is approved by the FVRD.

- Cody Les, Genica stated that all new fences will be halted from construction.
- David Bennett stated that Official Community Plan policies and guidelines will be reviewed for the Board's consideration.
- Spring Creek resident discussed the Aquadel Crossing rezoning process and public process with the development of the OCP for South Cultus Lake. The original proposal at Aquadel Crossing was for apartments and townhouses. This was not supported, and south Cultus Lake is not intended to be developed like Garrison Crossing. The community concern is with the developer, Genica, and not the new residents at Aquadel Crossing. Abutting residents want privacy and the intent of the buffer upheld.
- There is garbage in Spring Creek from the developer and this needs to be cleaned up. A fence was installed in the middle of Spring Creek.
 - Cody Les, Genica stated that follow-up with the Environmental Consultant on the fence location and garbage clean-up will be undertaken.
- The garbage in Spring Creek was from the recent wind storms. The developer should just go pick it up. Other construction sites have staff that clean-up the garbage.
- It is hoped that the voice of concerned residents will be heard in this process.

5. Thank you and Next Steps

Director Dixon thanked everyone for attending the meeting this evening and providing their comments.

Next Steps:

- Attendees were requested to submit any further comments in writing to FVRD staff within 2-3 weeks.
- FVRD staff will assemble the approved landscape plan, application submitted, and relevant background information on the FVRD website www.fvrd.ca. A link to this information will be forward to the south Cultus Lake stratas/community groups: Spring Creek Strata; The Cottages Strata; and Lindell Beach Ratepayers (the groups who received the emailed meeting invitation).
- FVRD staff will prepare a written summary of this meeting's general comments.
- FVRD will prepare a report regarding the Development Permit Amendment application for consideration at an upcoming Electoral areas Services Committee (EASC) meeting.
- FVRD staff will follow-up on the construction of fencing within Spring Creek and cleaning up garbage from Spring Creek.

Director Dixon concluded the meeting at 8:30.

The applicant and FVRD staff remained after the meeting to answer individual questions from the public.

We, the undersigned, certify these Public Hearing minutes as correct.

Respectfully submitted,

David Bennett, Recorder

Appendix "A": Written Comments Received Prior to the Public Information Meeting and 2-3 weeks after the meeting.